



18 The Old Maltings Skerne Road
Drifffield
YO25 6SP

TO LET

£625 pcm

2 Bedroom First Floor Flat

■ Ulllyotts ■
EST 1891

01377 253456

18 The Old Maltings, Skerne Road Driffield YO25 6SP

ENTRANCE DOOR

Opening into:

HALL

Carpet. Central light fitting and shade*. Mains smoke alarm. Mirror*. Audio entry system. Doors to:

LOUNGE WITH KITCHEN

30' 6" x 14' 3" (9.3m x 4.34m)

Laminate flooring. Stainless steel one and a half bowl sink. One corner and two single base units. Three single wall mounted cupboards. Full height cupboard housing hot water cylinder and immersion heater. Built in "Blomberg" washing machine. Built in storage cupboard. Mirror*. "Newholme" electric oven and four ring electric hob. Extractor fan. Tiled splash backs. Smoke alarm. Three central light fittings. Built in fridge/freezer. Two electric wall mounted heaters.

BATHROOM AND WC

8' 10" x 6' 11" (2.69m x 2.11m)

Having white suite with chrome fittings comprising panelled bath with mixer taps and shower attachment, pedestal wash hand basin and low level WC. Shower curtain*. Towel rail*. Fully tiled wall. Mirror*.

BEDROOM ONE

17' 0" x 10' 0" (5.18m x 3.05m)

Carpet. Central light fitting and shade*. Curtain pole*. Electric wall mounted heater.

BEDROOM TWO

17' 0" x 7' 10" (5.18m x 2.39m)

Carpet. Central light fitting and shade*. Electric wall mounted heater.

CENTRAL HEATING

Electric wall mounted heaters.

DOMESTIC HOT WATER

Provided by the immersion heater.

DOUBLE GLAZING

Newly fitted in 2016 - high performance double glazed sealed units in UPVC surrounds. * Window treatments must not be installed into the UPVC units or framework, e.g. hooks, screws etc.

PARKING

This property benefits from an allocated parking space.

GARDENS

Communal grounds maintained by the management company.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band A.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band C.

SERVICES

Mains water, drainage, electric either available or connected. It is the responsibility of the tenant to arrange telephone and television connections.

PAYMENTS

Prior to the commencement of the tenancy the ingoing tenant will be required to pay the damage deposit of £720.00

Rent to be paid after the tenancy agreement has been signed and before the tenancy begins £

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact.

Floor plans are for illustrative purposes only.

* items marked are for the use of the tenant if required. However, the landlord is not responsible for the replacement or repair of these items.

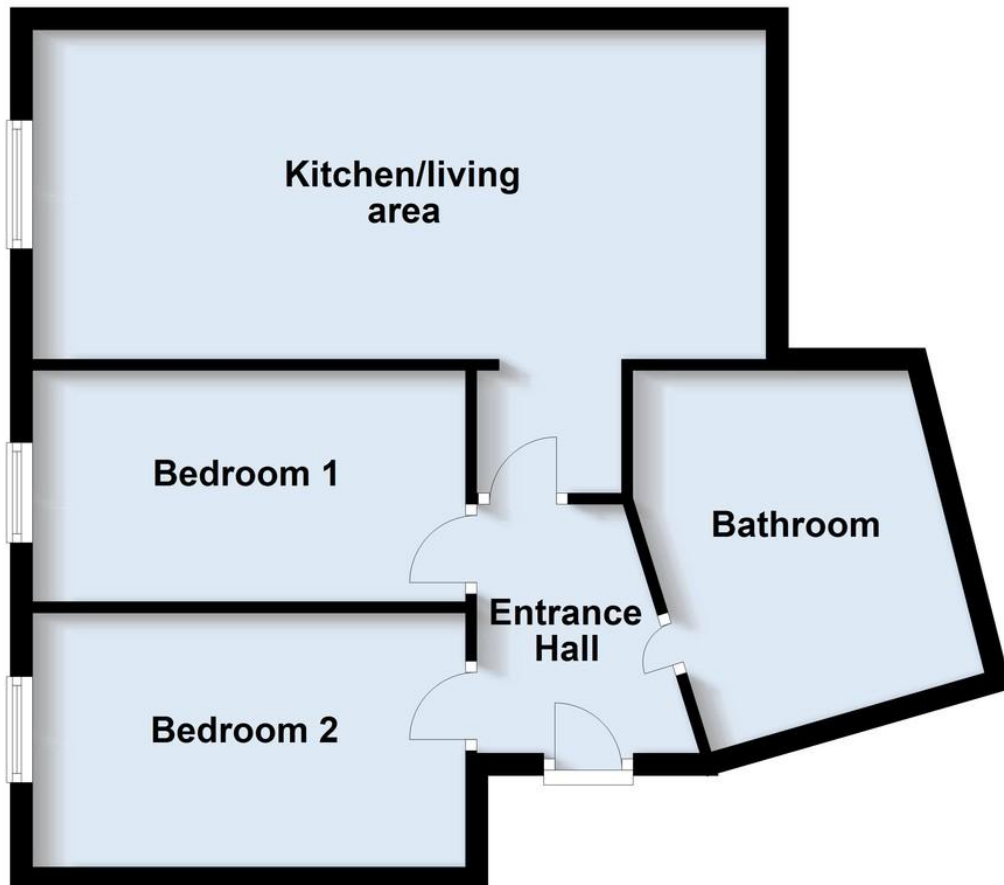
VIEWING

Please visit our website www.ullyotts.co.uk - viewings will only be arranged following receipt of a completed application. Strictly by appointment with Ulllyotts.

Regulated by RICS

The digitally calculated floor area is 67 sq m (721 sq ft).
This area may differ from the floor area on the Energy Performance Certificate.

Ground Floor



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